

# \$72,000 - 304, 11 Clearwater Crescent, Fort McMurray

MLS® #A2240598

**\$72,000**

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

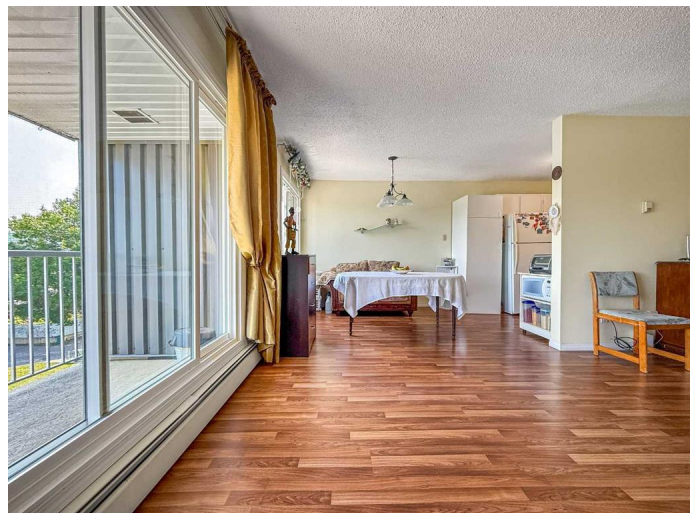
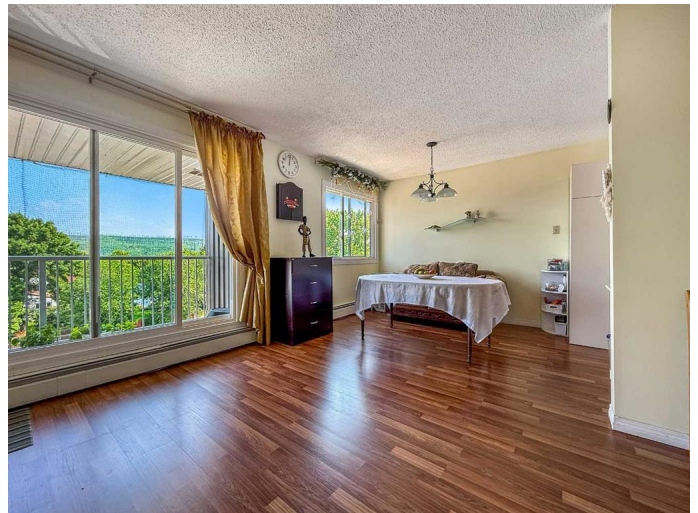
Downtown, Fort McMurray, Alberta

Welcome to this TOP FLOOR, TWO BEDROOM UNIT with east facing windows and a view of the riverbank from your updated balcony! Owner occupied for over 20 years, this spacious, bright and meticulously kept apartment unit will immediately feel like home. you are welcomed by a spacious foyer offering 2 great closets for all of the coats & shoes plus extra storage space. Plenty of room to host and gather in this large living room with appointed dining space and galley style kitchen. Two generous sized bedrooms with good closets and a full bathroom complete this interior space. Outside is a gorgeous, updated balcony with views of the river banks and a ton of greenery. The well maintained building was recently updated with metal siding & fresh paint. This is a rare opportunity to own a top floor, 2 bedroom unit in a central downtown location; be sure to call today to schedule your private viewing.

Built in 1977

## Essential Information

MLS® #	A2240598
Price	\$72,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00



Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 11 Clearwater Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H2V8

### Amenities

Amenities	Laundry, Parking, Picnic Area
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	See Remarks
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Mixed

### Additional Information

Date Listed	July 18th, 2025
Days on Market	5
Zoning	CBD1

### Listing Details

Listing Office	EXP REALTY
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